

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**NOVEMBER 1, 2017**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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Members present: Scott Holewinski, Billy Fried, Mike Timmons, Dave Hintz, and Jack Sorensen

Members excused: None

Department staff present: Karl Jennrich, Director; Pete Wegner, Assistant Director; Scott Ridderbusch, Land Use Specialist; and Julie Petraitis, Program Assistant

Other county staff present: Brian Desmond, Corporation Counsel

Guests present: See sign in sheet.

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Call to order.

**Chairman Scott Holewinski called the meeting to order at 12:30 p.m., in accordance with the Wisconsin Open Meeting Law.**

Approve the amended agenda.

**Motion by Dave Hintz, second by Jack Sorensen to approve the agenda. With all members present voting “aye”, the motion carried.**

It is anticipated that the committee may meet in closed session pursuant to Wisconsin Statutes, Section 19.85 (1)(g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session.

- a. Pier violation in the Town of Lake Tomahawk.
- b. Boathouse violation, Town of Minocqua.

**Motion by Mike Timmons, second by Billy Fried to go into closed session. With all members present voting “aye”, on roll call vote the motion carried.**

A roll call vote will be taken to return to open session.

**Motion by Jack Sorensen, second by Dave Hintz to return to open session. With all members voting “aye”, on roll call vote the motion carried.**

Announcement of any action taken in closed session.

- a. **Motion by Jack Sorensen, second by Mike Timmons to reject the settlement offer.**  
**Aye: Unanimous.**

- b. Motion by Jack Sorensen, second by Mike Timmons to reject the settlement offer.  
Aye: 4  
Nay: 1. The motion carried.**

Public comments. **None.**

Approve meeting minutes of October 18, 2017. **Motion by Jack Sorensen, second by Mike Timmons to approve the meeting minutes of October 18, 2017 as submitted. With all members present voting “aye”, the motion carried.**

Discussion/decision on unoccupied structures complaint process with the Oneida County Health Department.

**Motion by Dave Hintz, second by Billy Fried to direct Staff to develop a Memorandum of Understanding to clarify the process of handling complaints of unoccupied structures between the Oneida County Health Department and the Planning and Zoning Department. With all members present voting “aye”, the motion carried.**

Discussion/decision on 2017 Wisconsin Act 59 as it relates to the prohibition on local municipalities from prohibiting rentals for less than thirty (30) consecutive days.

**Motion by Jack Sorensen, second by Mike Timmons to proceed with developing ordinance language which will regulate rentals seven (7) consecutive days or greater. With all members present voting “aye”, the motion carried.**

**Motion by Billy Fried, second by Jack Sorensen to require an Administrative Review Permit in District 2, Single Family Residential, for rentals six (6) days or less. With all members present voting “aye”, the motion carried.**

Discussion/decision on Preliminary Plat of Musky Shores Condominium, a conversion condominium, Musky Shores Resort Partnership, owner, Wilderness Surveying, Jim Rein, surveyor on the following described property: Part of Government Lot 3, Section 16, and Part of Government Lot 2, Section 17, T39N, R5E, 8329 Schroeder Road, MI 1787-3, Town of Minocqua.

This is a condominium conversion to a condominium type of ownership.  
The Town of Minocqua approved the request with conditions.

**Motion by Mike Timmons, second by Jack Sorensen to approve the request with the conditions as outlined by Staff and the Town of Minocqua. With all members present voting “aye”, the motion carried.**

Discussion/decision on Third Addendum to the Rustic Retreat Condominium Plat on the following described property: Part of Government Lot 2, Section 10, T39N, R5E, located on Rustic Retreat Drive, Town of Minocqua.

This is for the changes to the limited common element.

**Motion by Jack Sorensen, second by Mike Timmons to approve as requested. With all members present voting “aye”, the motion carried.**

Discussion/decision on creating a conditional use permit process or other method to allow horses on five (5) acres for property zoned single-family.

**Tabled.**

Discussion/decision of dwelling unit/guest cottage and the placement of recreational vehicles on property. **Tabled.**

Discussion/decision on Senate Bill 387 and Assembly Bill 479 legislation commonly referred to as the Homeowner’s Bill of Rights. **Tabled.**

Discussion/decision on a policy to require a surveyor to document structures closer than 75’ to the ordinary high water mark or for teardown and rebuild and the relocation or reconstruction of impervious surfaces. **Tabled.**

Discussion/decision on the fee schedule for staff review for all types of permits; including but not limited to zoning, septic, and land division. **Tabled.**

Discussion/decision on Assembly Bill 547 related to wetland permitting requirements. **Tabled.**

Refunds. There is one refund. **Motion by Jack Sorensen, second by Dave Hintz to approve the refund as submitted. With all members present voting “aye”, the motion carried.**

Line item transfers, purchase orders, and bills.

**Motion by Scott Holewinski, second by Jack Sorensen to approve the purchase orders and bills as submitted. With all members present voting “aye”, the motion carried.**

Approve future meeting dates: **November 15 and December 6, 2017.**

Public comments. **None.**

Future agenda items. **As discussed.**

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Rezone Petition #11-2017 authored by Timothy and Patricia Ashe, owners, to rezone all that part of the NW ¼ of the NE ¼, lying northerly and westerly of Lee Lake Road, Section 15, T38N, R6E, and all that part of Government Lot 2, lying east of East Kaubashine Road, Section 15, T38N, R6E, and all that part of Government Lot 4, lying east of East Kaubashine Road, Section 10, T38N, R6E, all in the Town of Hazelhurst, from District #02-Single Family to District #04-Residential and Farming.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on October 17 and October 24, 2017 and was posted on the Courthouse bulletin board on October 12, 2017. Proof of publication is contained in the file.

Correspondence in the file includes:

A letter from the Town of Hazelhurst approving the rezone request provided that if certified survey maps are required it will be at the owners expense.

An e-mail from Patti Foerster  
A letter from Patti Foerster  
An e-mail from Mary Beckley  
Patricia Bakken  
Patti Forester  
Karen Meurett  
Scott Muschinske  
Lorraine Barry  
Tom Route  
Matt Rasmann  
Richard Knoebel  
John Schultz  
Mary Beckley  
Karrie Waltersdorf  
Scott Berry  
Doug Albregts  
Jean Hale  
David Field  
David Meier  
Joe Wardzala  
Mark Esselman  
Michelle Storms-Van Howe  
Roxanne Blowers  
Justin Johnson

Chairman Holewinski opened the public portion of the public hearing.

Patricia Bakken spoke.  
Roxanne Blowers spoke.  
John Keibel spoke.  
Patricia Foerster spoke.  
Patti Ashe spoke.

Ted Cushing, Hazelhurst Town Chair, requested the County send the request back to the Town.

Chairman Holewinski closed the public portion of the public hearing.

**Motion by Mike Timmons, second by Jack Sorensen to send the rezone request back to the Town of Hazelhurst for their review. With all members present voting “aye”, the motion carried.**

Rezone Petition #12-2017 authored by Patterson Brothers, Inc./ Patterson Family Trust, owners, and Thomas J. Patterson, Trustee, agent, to rezone NE SE and NW SE all in Section 4, T39N, R5E, Town of Minocqua from District #1A-Forestry to District #15-Rural Residential.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on October 17 and October 24, 2017 and was posted on the Courthouse bulletin board on October 12, 2017. Proof of publication is contained in the file.

The Town of Minocqua has not reviewed this.

There is no correspondence in the file.

Chairman Holewinski opened the public portion of the public hearing.

There was no one present in favor of or against the rezone request.  
Chairman Holewinski closed the public portion of the public hearing.

**Motion by Dave Hintz, second by Jack Sorensen to table this item until the Town of Minocqua acts on it. With all members present voting “aye”, the motion carried.**

Rezone Petition #13-2017 authored by the Town of Schoepke to rezone part of Government Lot 5 lying west of Norway Point Road and part of Government Lot 6 lying west and north of Norway Point Road, all in Section 14, T36N, R10E, Town of Schoepke from District #02-Single Family to District #10-General Use.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on October 17 and October 24, 2017 and was posted on the Courthouse bulletin board on October 12, 2017. Proof of publication is contained in the file.

There is no correspondence in the file.

Chairman Holewinski opened the public portion of the public hearing.

Town Chairman, Ed Mas was present and spoke in favor of the request.  
Town Supervisor, Bob Mott was present and spoke in favor of the request.

**Chairman Holewinski closed the public portion of the public hearing.**

**Motion by Jack Sorensen, second by Dave Hintz to approve the rezone request. With all members present voting “aye”, the motion carried.**

Conditional Use Permit application by Tim and Jennifer Rudawski, tenant, Kerry Blaska, agent, d/b/a Circle B Saloon LLC, owner, to add outdoor displays for sale on the following described property: part of the NW NW, and Lot 2 CSM V4 P1183, Section 11, T39N, R6E, 9616 Highway 70, PIN MI 2174-5, Town of Minocqua.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on October 17 and October 24, 2017 and was posted on the Courthouse bulletin board on October 12, 2017. Proof of publication is contained in the file.

There is a letter from the Town of Minocqua supporting the request for a 39 x 88 square foot display area.

Chairman Holewinski opened the public portion of the public hearing.

Tim and Jennifer Rudawski were present and in favor of the request. Kerry Blaska was present and in favor of the request.

Chairman Holewinski closed the public portion of the public hearing.

**Motion by Jack Sorensen, second by Mike Timmons to approve the conditional use permit as the general standards have been met and with the conditions suggested by Staff. With all members present voting “aye”, the motion carried.**

Conditional Use Permit application by Robert Wallis, applicant, Sunset Commercial Leasing LLC, Jeff Pokorny, owner, to allow outdoor storage on the existing business premises on the following described property: part of the NE ¼ of the NE 1/, Section 27, T37N, R6E, 4243 Back Country Lane, PIN CA 402, Town of Cassian.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on October 17 and October 24, 2017 and was posted on the Courthouse bulletin board on October 12, 2017. Proof of publication is contained in the file.

A letter from the Town of Cassian approving the CUP is in the file.

Chairman Holewinski opened the public portion of the public hearing.

Ben Wallis and Robert Wallis were present and in favor of the CUP.

Chairman Holewinski closed the public portion of the public hearing.

**Motion by Mike Timmons, second by Jack Sorensen to approve the Conditional Use Permit request as the general standards have been met and with conditions as outlined by Staff. With all members present voting “aye”, the motion carried.**

Conditional Use Permit application by the Town of Schoepke to erect and operate a 199’ tall broadband communication tower for internet and emergency services on the following described

vacant property: being part of Lot 1, Lots 2-6, Block 14, Village of Pelican Lake Plat, G.L. 5, Section 19, T35N, R11E, PIN SC 929, Town of Schoepke.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on October 17 and October 24, 2017 and was posted on the Courthouse bulletin board on October 12, 2017. Proof of publication is contained in the file.

Chairman Holewinski opened the public portion of the public hearing.

Edward Mas, Town Chairman, was present and in favor of the request.  
Bob Mott, Town Supervisor, was present and in favor of the request.

Chairman Holewinski closed the public portion of the public hearing.

**Motion by Mike Timmons, second by Dave Hintz to approve the request as submitted as the general standards have been met and with the conditions as outlined by Staff. With all members present voting “aye”, the motion carried.**

Adjourn.

**3:28 p.m. There being no further matters to lawfully come before the Committee, a motion was made by Jack Sorensen, second Dave Hintz by to adjourn the meeting. With all members present voting “aye”, the motion carried.**

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Chairman Scott Holewinski

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Karl Jennrich  
Planning & Zoning Director